

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2639 acres, and being all of Lot 2, Block 2 in the College Oaks Addition to the City of Bryan in Vol. 177, Page 607, the Brazos County Deed Records(B.C.D.R.), and being the same tract of land, as recorded in Vol. 12099, Page 73, of the Brazos County Official Records(B.C.O.R.), All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found iron rods referred to the previous recorded deed, as surveyed on the ground on July 14th of 2014, and being more particularly described as follows:

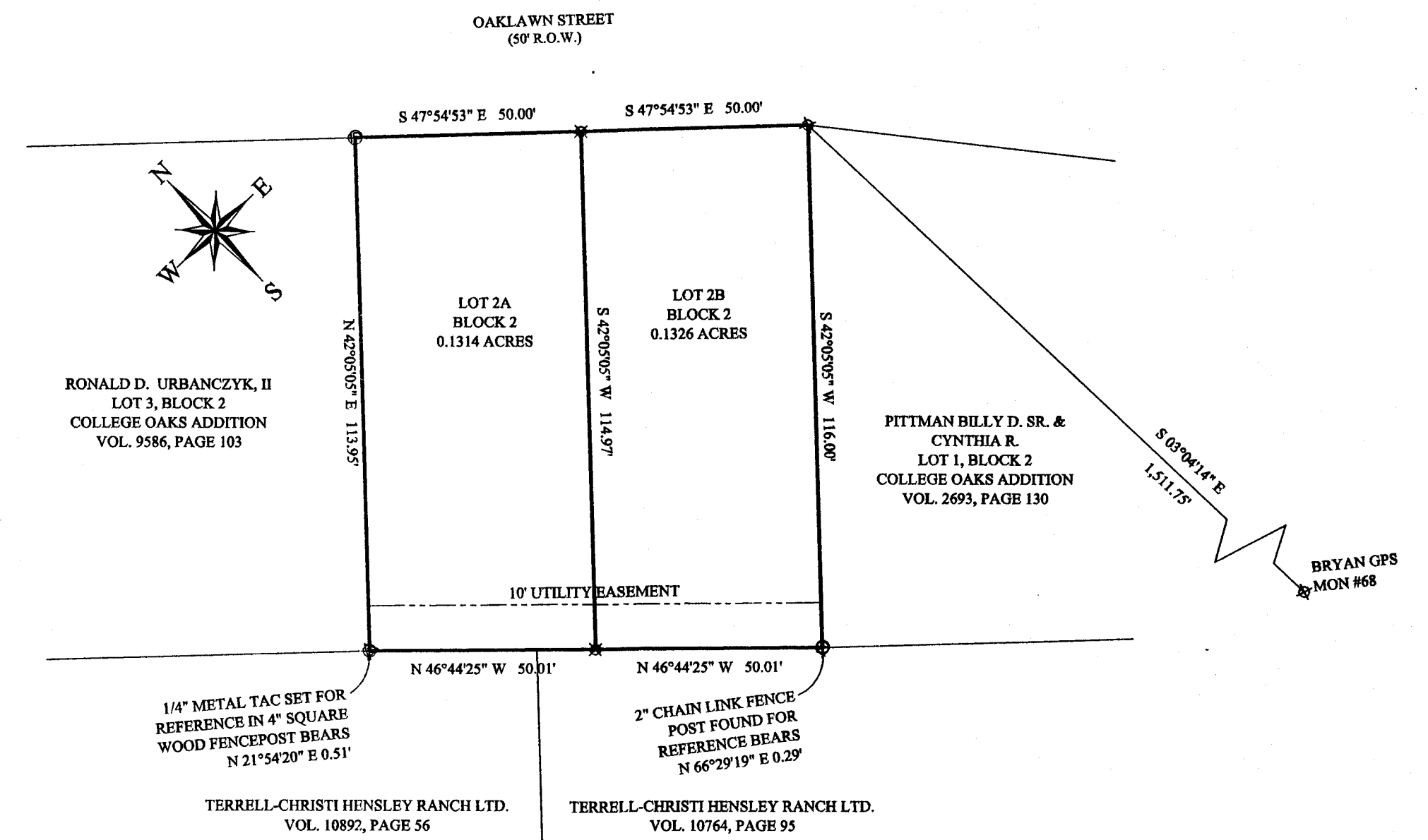
BEGINNING at a 1/2" iron rod found for a north corner of this tract, also being the east corner of the Ronald D. Urbanczyk, called Lot 3, Block 2, of said College Oaks Addition, as recorded in Vol. 9586, Page 103 of the B.C.O.R., also being a point on the southwest line of Oaklawn Street(50' R.O.W.);

THENCE South 47°54'53" East, a distance of 100.00' to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being the north corner of the Billy D. Sr. & Cynthia R. Pittman, called Lot 1, Block 2, of said College Oaks Addition, as recorded in Vol. 2693, Page 130, of the B.C.O.R.;

THENCE South 42°05'05" West, a distance of 116.00 feet along the common line between this tract and said Lot 1 to a point for the south corner of this tract, also being the west corner of said Lot 1, also being a point on the northeast line of the Terrell-Christi Hensley Ranch Ltd. tract, as recorded in Vol. 10764, Page 95, of the B.C.O.R., from which a 2" chain-link fence post found for reference bears N 66°29'19" E, a distance of 0.29 feet;

THENCE North 46°44'25" West, a distance of 100.02 feet along the common line between this tract and said Lot 1 to a point for the south corner of this tract, also being the west corner of said Lot 1, also being a point on the northeast line of the Terrell-Christi Hensley Ranch Ltd. tract, as recorded in Vol. 10764, Page 95, of the B.C.O.R., from which a 1/4" metal tac set for reference in a 4" square wood fencepost bears N 21°54'20" E, a distance of 0.51 feet

THENCE North 46°05'05" East, a distance of 113.95 feet along the common line between this tract and said Lot 3 to the PLACE OF BEGINNING containing 0.2639 acres.



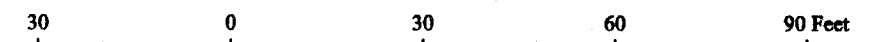
REPLAT

SURVEY LEGEND

PLANNED PROPERTY LINE	SEWER CLEANOUT
ADJOINING PROPERTY LINE	WATER METER
UTILITY EASEMENT	WATER VALVE
PLATTA BUILDING LINE	ELECTRIC METER
ELECTRICAL LINE	POWER POLE
CHAIN LINK FENCE	GAS METER
WOOD FENCE	LIGHT POLE
WATER LINE	
SEWER LINE	
1/2" IRON ROD FOUND	
1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET	

RESTRICTIONS RECORDED IN
VOL. 131, PAGE 577, AND VOL. 179, PAGE 246, OF THE BRAZOS
COUNTY DEED RECORDS

SCALE: 1" = 30'



APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2014.

City Engineer, City of Bryan

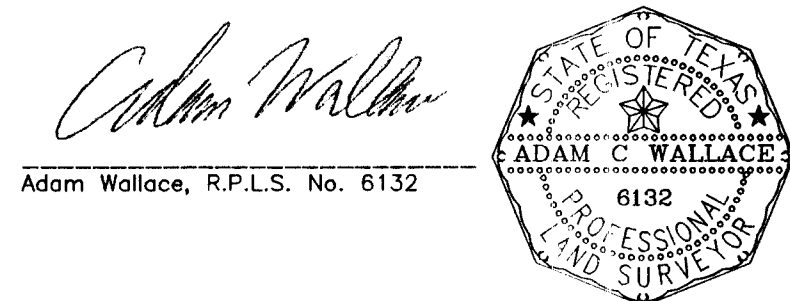
APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2014, and same was duly approved on the ____ day of _____, 2014.

Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on July 14th, 2014 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010
- SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0215F EFFECTIVE DATE, 04/02/2014
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.
- EXISTING STRUCTURES WILL BE REMOVED PRIOR TO RECORDING OF REPLAT
- THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2014.

City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 11897, Page 199, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 2014.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the ____ day of _____, 2014, in the Official Public Records of Brazos County, Texas, in Volume _____.

Page _____

County Clerk
Brazos County, Texas

COLLEGE OAKS ADDITION
LOT 2A, AND LOT 2B
BLOCK 2
BEING A REPLAT
LOT 2
BLOCK 2
COLLEGE OAKS ADDITION
VOLUME 177, PAGE 607
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
LAWRENCE F. GUSEMAN III
3809 OLD COLLEGE ROAD
BRYAN TX 77801
(979) 248-2131

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101794-00